

16 95649



After recording return to:  
Christopher R. Campbell and Lauren  
M. Campbell  
1138 Creekside Drive  
Vacaville, CA 95687

Until a change is requested all tax statements  
shall be sent to the following address:  
Christopher R. Campbell and Lauren  
M. Campbell  
1138 Creekside Drive  
Vacaville, CA 95687

File No.: 7021-1695649 (ALF)  
Date: March 21, 2011

2011-004160

Klamath County, Oregon



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03/29/2011 03:18:11 PM

Fee: \$42.00

THIS SPACE

### STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis, husband and wife**, Grantor, conveys and warrants to **Christopher R. Campbell and Lauren M. Campbell, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 31, BLOCK 10, 2ND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$6,900.00**. (Here comply with requirements of ORS 93.030)

APN: R350088

Statutory Warranty Deed  
- continued

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Date: 03/21/2011

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22 day of MARCH, 2011.

Kimball L. Wallis  
Kimball L. Wallis

Joanne K. Wallis  
Joanne K. Wallis

STATE OF Oregon )  
County of Marion )ss.

This instrument was acknowledged before me on this 22 day of March, 2011  
by **Kimball L. Wallis and Joanne K. Wallis.**

Ruth M. Vachter

Notary Public for Oregon  
My commission expires: 7/16/2014

